

WELLESLEY

June 3, 2005

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
7002 0460 0000 0753 0352

Ms. Lisa McCall
10-A Wampus Avenue
Acton, MA 01720

Re: NOTICE OF INTENT TO CONVERT PURSUANT TO TOWN OF
ACTON REGULATIONS FOR CONDOMINIUM OR COOPERATIVE
CONVERSION PERMIT APPLICATIONS, ADOPTED UNDER
CHAPTER 648 OF THE ACTS OF 1987 ("Notice")

Dear Ms. McCall:

As you may know, Somerset Hills Limited Partnership ("Somerset") is the owner of the building in which you live. Somerset is providing this notice to you for three reasons: (1) to inform you of Somerset's intent to convert the apartment units in the building in which you live (including your apartment) into condominium units, (2) to alleviate any concerns that you might have about such conversion by explaining several options that Somerset will make available to current tenants, and (3) to notify you of Somerset's obligations, your rights, and certain other specific information required to be disclosed to you pursuant to various local and state laws.

First, please know that, despite the conversion, you will be given the opportunity to continue to rent your apartment for at least a year after the date set forth on this letter. Second, if you are still renting your apartment when (and if) Somerset decides to sell it as a condominium, Somerset will give you the opportunity to purchase it on the same (or more favorable) terms as Somerset will offer it to the public. Finally, additional benefits will also be made available to those who are elderly, handicapped, and/or of low or moderate income.

2 Clock Tower Place, Maynard, MA 01754
978-461-1450 • Fax 978-461-1461
www.wellesleymanagement.com



WELLESLEY
COMPANIES

Pursuant to local and state law, I enclose for your review a notice of conversion, titled "Notice of Intent to Convert Pursuant to Town of Acton Regulations for Condominium or Cooperative Conversion Permit Applications, Adopted under chapter 648 of the Acts of 1987". I also enclose a copy of the certification by an independent licensed engineer or architect, certifying that the building in which the rental housing unit is located meets all applicable local and state building and health codes and that the building complies with state regulations regarding asbestos and lead paint.

In the near future, you should expect to receive another notice from Somerset indicating the date, time, and place of a hearing to be scheduled with the Board of Selectmen regarding this matter. In the meantime, if you have any questions or concerns, please do not hesitate to contact me at (508) 416-2021.

Very truly yours,



By: George Morrill
Title: Project Manager

**NOTICE OF INTENT TO CONVERT PURSUANT TO TOWN OF ACTON
REGULATIONS FOR CONDOMINIUM OR COOPERATIVE CONVERSION PERMIT
APPLICATIONS, ADOPTED UNDER CHAPTER 648 OF THE ACTS OF 1987**

DEFINITIONS

ACT: Chapter 548 of the Acts of 1987.
APPLICANT: Somerset Hills Limited Partnership.
APPLICATION: A complete application for a PERMIT to remove from rental housing use a rental housing unit under the ACT.
BOARD: the Acton Board of Selectmen.
OWNER: the APPLICANT.
PERMIT: A permit from the BOARD to REMOVE FROM RENTAL HOUSING USE a rental housing unit or units under the ACT.
REGULATIONS: the Regulations for Condominium or Cooperative Conversion Permit Applications, adopted under chapter 548 of the Acts of 1987.
TENANT(S): the tenant(s) of Unit 10A, located at 10-16 Wampus Avenue, Acton, Massachusetts.
TENANT'S LEASE: a TENANT's lease (if any)

NOTICE TO TENANTS

The APPLICANT intends to file a Master Deed at the Middlesex County Registry of Deeds, thereby converting the apartments in the building in which you live into individual condominium units. A hearing on the PERMIT will be held by the Board of Selectmen for which notice will be given to the TENANT by certified mail at a later date.

The APPLICANT is obligated to:

- take no action to recover possession (and the TENANT has a right to remain as a tenant of the unit) until at least one (1) year has elapsed from the date of this notice, or two (2) years have elapsed for HANDICAPPED, ELDERLY, or LOW OR MODERATE INCOME TENANTS, or until the expiration of your LEASE, whichever is later, except for violation of a valid covenant in a LEASE for nonpayment of rent;

- extend a TENANT'S LEASE for a period of time equal to the period of notice provided for in the ACT. Any agreement to so extend a TENANT'S LEASE may not modify TENANT'S LEASE except with respect to the amount of annual rent, any increase in which shall not exceed an amount equal to the sum which would result by multiplying said rent by the percentage increase in the consumer price index for all urban consumers as published by the United States Department of Labor, Bureau of Labor Statistics, during the calendar year immediately preceding the date upon which such lease or rental agreement is commenced, or ten percent, whichever is less;

- provide TENANT with (a) the right to purchase the unit for a period of time not less than 90 days following the grant of the PERMIT by the BOARD and the terms under which said unit may be purchased including selling prices, down payment requirements, and financing arrangements, and (b) the opportunity to exercise the right to purchase by signing a purchase and sales agreement during the 90 days following the TENANT'S receipt of a copy of the purchase and sales agreement properly executed by the OWNER;

- give relocation assistance as provided for in the Act, which provides that "the owner of any housing accommodation that is converted to the condominium or cooperative form of ownership shall pay to any tenant who is entitled to receive a notice pursuant to this section and who does not purchase the housing accommodation which he occupies or another housing accommodation in the same building or buildings, relocation benefits for the actual, documented costs of moving, not to exceed seven hundred and fifty dollars per housing accommodation; provided, however, that if such housing accommodation is occupied in whole or in part by a handicapped tenant or is occupied by an elderly or low or moderate income tenant, the maximum relocation benefits shall not exceed one thousand dollars per housing accommodation. Such relocation benefits shall be payable within ten days after the date on which the tenant vacates the housing accommodation occupied by him; provided, however, that no tenant shall be eligible for such relocation benefits unless all rent due and payable for said unit under the rental agreement or extension of such agreement, if any, has been paid by the tenant prior to the date on which the housing accommodation is vacated and only as long as the tenant voluntarily vacates the housing accommodation for which recovery of possession is sought, on or before the expiration of the notice period"; and

- provide documents to TENANTS evidencing the current availability of comparable rental housing in or near Acton; and

- inform potential purchasers of units of any asbestos material or lead paint known to be present in any part of any of the building.

Other potentially more favorable terms may be available for financing the purchase of your unit. You are advised to contact the Federal Housing Administration ((800) 440-8647), the Massachusetts Housing Finance Agency ((617) 723-0500), and the Veterans Administration (if applicable) ((800) 827-6311) to explore any programs that may be of benefit to you. If you qualify under such program you are entitled to purchase your unit under such program. You must demonstrate to the seller your eligibility under such a financing program by obtaining a preliminary eligibility statement prepared by any bank or loan institution. The choice of the state or federally backed financing program is yours.

Please note that State and Federal laws require equal choice and access to housing for all persons and prohibits discrimination in housing because of race, color, creed, sex, age, national origin, marital status, military status, blindness, ancestry, children, and public assistance or rent subsidy status. If you feel that you have been discriminated against unfairly, please call the Action Fair Housing Office at (978) 264-9636.

00/02/00 THE TOWN OF ACTON 1701 CLOAK TOWER PLACE 0000

Enclosed with this Notice is a copy of the certification by an independent licensed engineer or architect pursuant to Section 2.6 of the REGULATIONS, certifying that the building in which the rental housing unit is located meets all applicable building and health codes of the TOWN OF ACTON and the Commonwealth and that the building complies with state regulations regarding asbestos and lead paint.

SOMERSET HILL LIMITED PARTNERSHIP
WAMPUS AVENUE, ACTON, MA
APARTMENT CONVERSION TO CONDOMINIUMS
WELLESLEY MANAGEMENT
CODE REVIEW OF EXISTING CONDITIONS

1.0 BACKGROUND

- 1.1 10-16 Wampus Avenue, Acton, MA is an apartment complex consisting of two separate structures, each one of which is divided by a fire wall into two buildings. There are a total of 24 units in each structure, with 12 units each side of the fire wall in each structure. The buildings are three stories in height with the lowest level partially below grade. The buildings are wood frame construction with brick masonry veneer exterior. The structures were constructed about 1971. The buildings have town water and a septic system.
- 1.2 The buildings are not sprinklered. They have no standpipe systems. The buildings have fire alarm systems that comply with the requirements of the code in effect when they were installed. The fire alarm systems are subject to 527 CMR
- 1.3 The buildings and the units are not accessible. The entrances are not accessible and there is no vertical access provided.
- 1.4 The property has a total assessed value of \$2,898,700 including buildings and land. For purposes of this review it is assumed that the structures are valued at \$1.2 million each and the land about \$400K.
- 1.5 The walls and ceilings are constructed with wood studs and sheetrock covered by a skim coat.
- 1.6 Certificates of Inspection: Both 10-12 and 14-16 Wampus Avenue have received Certificates Of Inspection in accordance with 780 CMR 108.15 certifying the buildings until 12/06.

2.0 EXISTING CONDITIONS

- 2.1 Height
 - 2.1.1 Building A: 10/12 Wampus Ave. 3 stories, 39.5 feet
 - 2.1.2 Building B: 14/16 Wampus Ave. 3 stories, 39.3 feet
- 2.2 Area per Structure 3,500 s.f. approx.
 - 2.2.1 Area/Building [ea. side of fire wall] 1,750 s.f. approx
 - 2.2.2 No. of Units Per Building 12 units
- 2.3 Use R-2 Multifamily
- 2.4 Type of Construction SA equivalent

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2.5	Fire Protection Systems	
2.5.1	Sprinklers	No
2.5.2	Standpipes	No
2.5.3	Manual Pull Stations	Yes, at the exits
2.5.4	Smoke Detectors	Single station self contained in units with alarm. Hard-wired with battery back-up
2.5.5	Heat Detectors	In units. Connected to building alarm system.
2.5.6	Horns	Common areas connected to system smoke detectors in common areas
2.5.5	Strobes	No
2.5.6	Emergency Lighting	In common areas. None provided at exit discharge on the exterior.
2.5.7	Exit Signs	At exits
2.5.8	Fire Department Notification	Master Box/Automatic dialer
2.6	Means of Egress	
2.6.1	Units: 1 st and 2 nd Floors	2 egress doors; 1 into stair enclosure and 1 into connecting corridor.
2.6.2	Units: Ground Floor:	2 units in each building have a single means of egress door leading directly to the stairway enclosure with immediate access to the corridor door that leads to the rear stairway enclosure.
2.6.3	Floors	2 enclosed exit stairs from each level discharging to the exterior
2.6.4	Egress Vestibule:	At grade level from mid level landing between Ground and 1 st Floor.
2.6.5	Fire Resistance Ratings	
	• Unit Doors	Not self-closing.

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	• Stair Doors	Self-closing. Wired glass panels.
	• Corridors	Wood stud with gyp board each side.
2.6.6	Stairways	
	• Width	42 inches
	• Riser/Tread	7"/11"
	• Handrails	Single handrail, not contiguous. Existing handrails that comply with 780 CMR and 105 CMR 410. 30" above floor
2.7	Bedroom Windows	Double-hung/operable windows. Require screens. 7'-2 1/2" approx.
2.8	Ceiling Heights	
2.9	Kitchen Exhausts	Shaft to roof discharge
2.10	Bathroom Exhausts	Shaft to roof discharge
2.11	Dryer Exhausts	The dryer exhausts from the laundry room on the lowest level appear to extend vertically through the building to discharge at the roof level. It is assumed that there are no elbows above the Ground Floor ceiling and therefore clean-out access to the duct is not required above the ground floor transition. Shaft Enclosure: Unknown
2.12	Access to Attic:	Large hatch > 22" x 30"
2.13	Living, Cooking, Eating Areas	See Report Section 7.0
2.14	105 CMR 410.400 Minimum S.F.	See Report Section 7.0
2.15	105 CMR 410.480 Locks	See Report Section 7.0
2.16	410.504 Non-absorbent Surfaces	See Report Section 7.0
2.17	Water Supply	Private well
2.18	Waste Disposal System	Septic on site

Norton S. Remmer, P.E.
Consulting Engineers

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3.0 LEAD AND ASBESTOS

- 3.1 Asbestos: By letter dated January 17, 2005, Pasquale Panza, Environmental Scientist of 21 Environmental, Inc. provided notification that his inspection, testing and information indicated that there is no asbestos present at the property located at 10 Wampus Avenue, Acton, MA [includes 10-12 and 14-16 Wampus Avenue]..
- 3.2 Lead: By letters dated January 11, 12, 13 and 14, 2005, Mel Blackman, Master Lead Inspector notified Somerset Hills LP that, based on his inspections, the apartments located at 10-16 Wampus Avenue, Acton, did not have dangerous levels of lead according to 108 CMR 460.730 and that there were no violations of the Lead Law in the areas subject to the regulations.

4.0 WATER AND SEPTIC

- 4.1 Water: Records provided show compliance with drinking water standards.
- 4.2 Septic: Records provided show compliance with standards for the septic system.

5.0 780 CMR STATE BUILDING CODE

- 5.1 The four buildings were constructed about 1971, prior to the adoption of 780 CMR on January 1, 1975.
- 5.2 The four buildings are classified as existing buildings in accordance with 780 CMR 3400.3.1. There are current certificates of inspection issued in accordance with 780 CMR 106.5 and Table 106. The current Certificates of Inspection were issued on 6/24/02 and are in effect until 12/06.
- 5.3 Building permits/violation notices issued since 01/01/2000: There is no record of building permits issued for any of the properties since 01/01/2000. There is no record of violations of 780 CMR cited by the building official since 01/01/2000.

6.0 521 CMR ARCHITECTURAL ACCESS BOARD REGULATIONS

- 6.1 The buildings are not accessible. The dwelling units have not been designed as accessible units. When constructed the buildings were not subject to 521 CMR. Work carried out up to date has not required compliance with 521 CMR.

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6.2 The buildings are assumed to have an assessed value of \$1.2 million each.

6.2.1 If work on the buildings while they are rental units exceeds 30% of the assessed value - \$360,000 - the entire building must comply with 821 CMR.

6.2.2 If less than 30% but more than \$100,000 is expended on work that is not exempt by 521 CMR 3.3.1b Exceptions the work done must comply and an accessible entrance provided.

6.2.3 If work carried out amounts to less than \$100,000, then only the work done must comply.

7.0 105 CMR 410. ARTICLE II OF THE STATE SANITARY CODE, MINIMUM STANDARDS FOR HUMAN HABITATION

7.1 105 CMR 410.400 Minimum Square Footage

7.1.1 Dwelling Unit: At least 150 s.f. for the first person and 100 s.f. additional area for each additional occupant. Assuming four persons:

Minimum Area = 450 s.f.

All dwelling units meet this requirement.

7.1.2 Sleeping Room: At least 70 s.f. for the 1st occupant and 50 s.f. additional area for each additional occupant.

Assuming two persons:

Minimum Area = 120 s.f.

All bedrooms meet this standard

7.2 §410.401: Ceiling Height: At least 7 feet over 3/4 the are of the room.
7'-2" + provided in all units.

7.3 §410.250: Natural Light: Habitable Rooms Except Kitchens

7.3.1 Requires transparent or translucent glass equal in area to at least 8% of the room:

The following table lists the habitable spaces, areas, required area of glazing and the actual area of glazing provided:

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<u>LOCATION</u>	<u>AREA OF ROOM</u>	<u>GLAZED AREA REQUIRED</u>	<u>GLAZED AREA PROVIDED</u>
<u>Floors 1 and 2</u>			
2 Bedroom			
Corner Bedroom	169 s.f.	13.62 s.f.	20.84 s.f.
2nd Bedroom	116.375 s.f.	9.31 s.f.	10.42 s.f.
Living Room	216 s.f.	17.28 s.f.	20.83 s.f.
Kitchen	46.75 s.f.	N/A	N/A
1 Bedroom			
Bedroom	154 s.f.	12.32 s.f.	10.42 s.f.
Living/Dining Room	310 s.f.	24.8 s.f.	20.8 s.f.
Kitchen	63 s.f.	N/A	N/A
<u>Ground Level</u>			
<u>Building A: 10-12 Wampus Ave.</u>			
Unit 1011			
Corner B/R	169 s.f.	13.3 s.f.	14.2 s.f.
2nd B/R	116 s.f.	9.3 s.f.	7.1 s.f.
L/R	280 s.f.	22.4 s.f.	14.6 s.f.
Unit 1012			
Corner B/R	169 s.f.	13.5 s.f.	17.72 s.f.
2nd B/R	116 s.f.	9.3 s.f.	7.1 s.f.
L/R	280 s.f.	22.4 s.f.	21.6 s.f.
Unit 1013			
B/R	172.5 s.f.	13.8 s.f.	10.6 s.f.
L/R	262 s.f.	21 s.f.	21.6 s.f.
Unit 1014			
B/R	172.5	13.8 s.f.	7.1 s.f.
L/R	262 s.f.	21 s.f.	14.6 s.f.
Unit 1211			
B/R	172.5 s.f.	13.8 s.f.	7.1 s.f.
L/R	262 s.f.	21 s.f.	14.6 s.f.
Unit 1214			
Corner B/R	169 s.f.	13.3 s.f.	14.2 s.f.
L/R	280 s.f.	22.4 s.f.	14.64 s.f.

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<u>LOCATION</u>	<u>AREA OF ROOM</u>	<u>GLAZED AREA REQUIRED</u>	<u>GLAZED AREA PROVIDED</u>
Unit 1213			
Corner B/R	169 s.f.	13.3 s.f.	21.24 s.f.
2nd B/R	116 s.f.	9.3 s.f.	10.6 s.f.
L/R	280 s.f.	22.4 s.f.	22 s.f.
Unit 1212			
B/R	172.5 s.f.	13.8 s.f.	10.6 s.f.
L/R	262 s.f.	21 s.f.	22 s.f.
Building B: 14-16 Wampus Ave.			
Unit 1411			
Corner B/R	169 s.f.	13.3 s.f.	17.7 s.f.
2nd B/R	116 s.f.	9.3 s.f.	10.6 s.f.
L/R	280 s.f.	22.4 s.f.	14.6 s.f.
Unit 1412			
Corner B/R	169 s.f.	13.3 s.f.	21.2 s.f.
2nd B/R	116 s.f.	9.3 s.f.	10.6 s.f.
L/R	280 s.f.	22.4 s.f.	22 s.f.
Unit 1414			
B/R	172.5 s.f.	13.8 s.f.	7.1 s.f.
L/R	262 s.f.	21 s.f.	14.6 s.f.
Unit 1413			
B/R	172.5	13.8 s.f.	10.6 s.f.
L/R	262 s.f.	21 s.f.	22 s.f.
Unit 1614			
Corner B/R	169 s.f.	13.3 s.f.	14.2 s.f.
2nd B/R	116 s.f.	9.3 s.f.	7.1 s.f.
L/R	280 s.f.	22.4 s.f.	14.6 s.f.
Unit 1613			
Corner B/R	169 s.f.	13.3 s.f.	17.7 s.f.
2nd B/R	116 s.f.	9.3 s.f.	7.1 s.f.
L/R	280 s.f.	22.4 s.f.	22 s.f.

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<u>LOCATION</u>	<u>AREA OF ROOM</u>	<u>GLAZED AREA REQUIRED</u>	<u>GLAZED AREA PROVIDED</u>
Unit 1612			
B/R	172.5	13.8 s.f.	10.6 s.f.
L/R	262 s.f.	21 s.f.	22 s.f.
Unit 1611			
B/R	172.5 s.f.	13.8 s.f.	7.1 s.f.
L/R	262 s.f.	21 s.f.	14.6 s.f.

7.4 \$410,280: Natural and Mechanical Ventilation for Habitable Rooms:

Requires a clear area of 4% of the floor area to provide natural ventilation.

<u>LOCATION</u>	<u>AREA OF ROOM</u>	<u>OPEN AREA REQUIRED</u>	<u>OPEN AREA PROVIDED</u>
<u>Floors 1 and 2</u>			
2 Bedroom			
Corner Bedroom	169 s.f.	6.76 s.f.	10.12 s.f.
2nd Bedroom	116.375 s.f.	4.66 s.f.	5.41 s.f.
Living Room	216 s.f.	8.64 s.f.	5.41 s.f.
Kitchen	48.75 s.f.	N/A	N/A
1 Bedroom			
Bedroom	154 s.f.	6.16 s.f.	5.21 s.f.
Living/Dining Room	310 s.f.	12.40 s.f.	10.4 s.f.
Kitchen	63 s.f.	N/A	N/A

Ground Level

Building A: 10-12 Wampus Ave.

Unit 1011			
Corner B/R	169 s.f.	6.65 s.f.	7.1 s.f.
2nd B/R	116 s.f.	4.65 s.f.	3.55 s.f.
L/R	280 s.f.	11.2 s.f.	7.3 s.f.
Unit 1012			
Corner B/R	169 s.f.	6.75 s.f.	8.85 s.f.
2nd B/R	116 s.f.	4.65 s.f.	3.55 s.f.
L/R	280 s.f.	11.2 s.f.	10.8 s.f.

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<u>LOCATION</u>	<u>AREA OF ROOM</u>	<u>OPEN AREA REQUIRED</u>	<u>OPEN AREA PROVIDED</u>
Unit 1013			
B/R	172.5 s.f.	6.9 s.f.	5.3 s.f.
L/R	262 s.f.	10.5 s.f.	10.8 s.f.
Unit 1014			
B/R	172.5	6.9 s.f.	3.85 s.f.
L/R	262 s.f.	10.5 s.f.	7.3 s.f.
Unit 1211			
B/R	172.5 s.f.	6.9 s.f.	3.55 s.f.
L/R	262 s.f.	10.5 s.f.	7.3 s.f.
Unit 1214			
Corner B/R	169 s.f.	6.65 s.f.	7.1 s.f.
L/R	280 s.f.	11.2 s.f.	7.3 s.f.
Unit 1213			
Corner B/R	169 s.f.	6.65 s.f.	5.3 s.f.
2nd B/R	116 s.f.	4.65 s.f.	5.3 s.f.
L/R	280 s.f.	11.2 s.f.	11 s.f.
Unit 1212			
B/R	172.5 s.f.	6.9 s.f.	5.3 s.f.
L/R	262 s.f.	10.5 s.f.	11 s.f.
<u>Building B: 14-16 Wampus Ave.</u>			
Unit 1411			
Corner B/R	169 s.f.	6.65 s.f.	8.85 s.f.
2nd B/R	116 s.f.	4.65 s.f.	5.3 s.f.
L/R	280 s.f.	11.2 s.f.	7.3 s.f.
Unit 1412			
Corner B/R	169 s.f.	6.65 s.f.	10.65 s.f.
2nd B/R	116 s.f.	6.65 s.f.	5.3 s.f.
L/R	280 s.f.	11.2 s.f.	11 s.f.
Unit 1414			
B/R	172.5 s.f.	6.9 s.f.	3.85 s.f.
L/R	262 s.f.	10.5 s.f.	7.3 s.f.

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<u>LOCATION</u>	<u>AREA OF ROOM</u>	<u>OPEN AREA REQUIRED</u>	<u>OPEN AREA PROVIDED</u>
Unit 1413			
B/R	172.5	6.9 s.f.	5.3 s.f.
L/R	262 s.f.	10.5 s.f.	11 s.f.
Unit 1614			
Corner B/R	169 s.f.	6.65 s.f.	7.2 s.f.
2nd B/R	116 s.f.	4.65 s.f.	3.58 s.f.
L/R	280 s.f.	11.2 s.f.	7.3 s.f.
Unit 1613			
Corner B/R	169 s.f.	6.65 s.f.	8.83 s.f.
2nd B/R	116 s.f.	4.65 s.f.	3.58 s.f.
L/R	280 s.f.	11.2 s.f.	11 s.f.
Unit 1612			
B/R	172.5	6.9 s.f.	5.3 s.f.
L/R	262 s.f.	10.5 s.f.	11 s.f.
Unit 1611			
B/R	172.5 s.f.	6.9 s.f.	3.55 s.f.
L/R	262 s.f.	10.5 s.f.	7.3 s.f.

8.0 527 CMR 24.00 FIRE ALARM SYSTEMS

8.1 The buildings each contain 12 dwelling units and require a Type II system in accordance with 527 CMR 24.07 (3).

8.2 The requirements for the system include the following:

8.2.1 A system of smoke and heat detectors.

- a. There are interconnected smoke detectors located in lobbies, common corridors, hallways and stairways.
- b. There are hard-wired smoke detector located in the vicinity of the bedrooms but outside the bedrooms.
- c. There is a heat detector at the unit exit door within 6 feet of the door interconnected to the building alarm system.

8.2.2 There is a secondary source of power.

8.2.3 There is an annunciator at ground level at the entrance to each structure.

Norton S. Remmer, P.E.
Consulting Engineers

**SOMERSET HILL LIMITED PARTNERSHIP
WAMPUS AVENUE, ACTON, MA
APARTMENT CONVERSION TO CONDOMINIUMS
WELLESLEY MANAGEMENT
CODE REVIEW OF EXISTING CONDITIONS**

8.2.4 There are manual pull stations on the corridor side and within six feet of the entrance to the exit stairway. The manual pull stations are connected to the building alarm system per NFPA 72A.

8.4 Alarm Notification: Alarm notification is via master box to the Fire Department.



Norton S. Remmer, P.E.



21 ENVIRONMENTAL, INC.

57 Greenleaf Circle
Framingham, MA 01701 (508) 405-1069

January 17, 2005

Mr. Peter Aznoian
10 Wampus Avenue
Acton, MA 01720

Re: 10 Wampus Avenue, Acton, MA

Dear Mr. Aznoian,

The following letter reports the findings of the asbestos inspection conducted at the property located at 10 Wampus Avenue in Acton, Massachusetts.

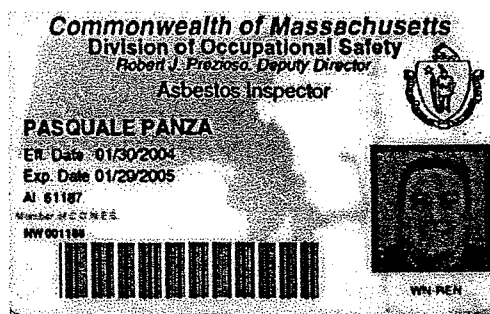
On January 11, 2005, the two apartment buildings were visually inspected for suspect asbestos-containing material (ACM). None of the typical asbestos-containing material was observed (i.e. floor tiles, thermal system insulation, etc...) at the subject property. A total of six bulk samples were collected as part of this investigation and analyzed for asbestos by EPA method 600/R-93/116. These samples were collected from representative areas of joint compound, dry-wall (wall board), flooring mastic and a textured wall/ceiling. As indicated in the attached analytical report, asbestos was not detected ("None Detected") in the six samples.

Due to the adverse weather conditions (snow), the roofs were not accessible for inspection and/or sampling. However, according to the property manager, the roofing material was removed and replaced approximately six years ago. Based on the age of the roofing material, it is highly unlikely that the new roof was composed of asbestos-containing material.

Based on the analytical results and the aforementioned information, no asbestos related concerns were identified during this investigation; therefore, no further response actions are recommended, at this time. Please do not hesitate to contact me, if there are any questions.

Sincerely,

Pasquale Panza
Environmental Scientist



EMSL Analytical, Inc.

107 Haddon Ave., Westmont, NJ 08108

Phone: (856) 858-4800 Fax: (856) 858-4860 Email: esiegel@EMSL.com**EMSL**

Attn: **Pat Panza**
21 Environmental, Inc.
57 Greenleaf Circle
Framingham, MA 01701

Customer ID: 21EN63
Customer PO: 1052
Received: 01/13/05 10:42 AM
EMSL Order: 040500634

Fax: (508) 405-1210 Phone: (508) 405-1069
Project: 1052/10 WAMPUS AVE.

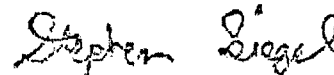
EMSL Proj:
Analysis Date: 01/14/2005
Report Date: 01/18/2005

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
ACM-01 040500634-0001	OFFICE 14-D	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
ACM-02 040500634-0002	OFFICE 14-D	Gray Fibrous Homogeneous	5% Cellulose	95% Non-fibrous (other)	None Detected
ACM-03 040500634-0003	10G	Brown Fibrous Heterogeneous	30% Cellulose	70% Non-fibrous (other)	None Detected
ACM-04 040500634-0004	10 LAUNDRY RM	Gray/White Fibrous Heterogeneous	2% Cellulose	98% Non-fibrous (other)	None Detected
ACM-05 040500634-0005	10E	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
ACM-06 040500634-0006	10E	Brown/Gray/Blue Fibrous Heterogeneous	50% Cellulose	50% Non-fibrous (other)	None Detected

Analyst(s)

Ribbel Amra (6)



Stephen Siegel, CIH
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. Samples reported as <1% or none detected may require additional testing by TEM to confirm asbestos quantities. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. The test results contained within this report meet the requirements of NELAP unless otherwise noted. Analysis performed by EMSL Westmont (NVLAP #101548-0), NY ELAP 10872

MEL BLACKMAN

MASTER LEAD INSPECTOR

P.O. BOX 358 - STONEHAM, MA. 02180

PHONE / FAX (781) 665-3806

LETTER OF FULL INITIAL LEAD INSPECTION COMPLIANCE

Date: January 11, 2005

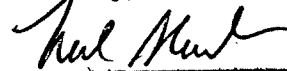
SOMERSET HILLS LP
88 WAVERLEY STREET
FRAMINGHAM, MA 01702

Dear Somerset Hills LP:

This letter is to certify that I inspected your property located at 10 Wampus Avenue, apartment no. A, and relevant common areas, in the City or Town of Acton, for dangerous levels of lead according to 105 CMR 460.730 of the Regulations for Lead Poisoning Prevention and Control, and determined that there were no violations of the Lead Law. The inspection was conducted on January 11, 2005.

Please be advised that Massachusetts law requires that only certain residential surfaces be free of lead paint. Thus, this letter does not mean that your property contains no lead paint. The premises or dwelling unit and relevant common areas shall remain in compliance only as long as there continues to be no peeling, chipping, or flaking lead paint or other accessible materials and as long as coverings forming an effective barrier over such paint and materials remain in place. The law grants you a 30-day maintenance period to repair deteriorated lead paint or detached coverings over such paint, and to clean up, during which time this Letter remains valid. The initial inspection report indicates which surfaces, if any, contain a dangerous level of lead, as well as those surfaces, if any, that were covered upon initial inspection.

Sincerely,



Inspector

M-1377

DPH License Number

Should you have any questions about this letter, call the Department of Public Health at 1-800-532-9571.